047.A	0001	0018.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	879,800	/	879,800
USE VALUE:	879,800	/	879,800
ASSESSED:	879,800	/	879,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #: 18

Owner 1:	MARROCCHELLI DARIO
Owner 2:	MENDEZ-ESCOBAR ELENA
Owner 3:	
Street 1:	18 WEBCOWET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH -
Owner 2:	-
Street 1:	75 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2015, having primarily Vinyl Exterior and 2104 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	879,200	600		879,800
Total Card	0.000	879,200	600		879,800
Total Parcel	0.000	879,200	600		879,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.16 | /Parcel: 418.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	318621
GIS Ref	
GIS Ref	
Insp Date	07/12/18

!16351!

PREVIOUS ASSESSMENT

Parcel ID: 047.A-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	863,200	600	.		863,800	863,800	Year End Roll	12/18/2019
2019	102	FV	843,200	600	.		843,800	843,800	Year End Roll	1/3/2019
2018	102	FV	765,500	600	.		766,100	766,100	Year End Roll	12/20/2017

PRINT

Date	Time
12/11/20	05:57:47

LAST REV

Date	Time
07/12/18	18:47:21
danam	

PAT ACCT. 16351

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH,	66987-139		3/28/2016		825,000	No	No		Master Deed 66959:526

USER DEFINED

Prior Id # 1:	33092
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
1/31/2018	Mail Update	EMK	Ellen K
7/12/2017	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8305																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	AV - Average	2.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.4	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.78517109
Const Adj.:	0.99989998
Adj $ / SQ:	192.348
Other Features:	50236
Grade Factor:	1.10
NBHD Inf:	1.79999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	900773
Depreciation:	21619
Depreciated Total:	879155

COMMENTS

Other Fixture = Dbl Vanity in Master BR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	380.85
Special Features:	0	Val/Su Net:	417.87
Final Total:	879200	Val/Su SzAd	417.87

SKETCH

UnSketched SubAreas:
GLA: 2104,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,104	192.350	404,700

Net Sketched Area:	2,104			Total:	404,700
Size Ad	2104	Gross Are	2104	FinArea	2104

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.A-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10x10	A	AV	2016	6.00	T	5	102			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600

IMAGE

AssessPro Patriot Properties, Inc